Revised Land Aggregator Registration Procedure Document

Terms and conditions for Land Aggregator Registration Procedure :-

1) Qualifying Conditions: -

i) The bidder shall be any one of farmer / Group of farmers / legal entity / agriculture co-op societies / body corporates.

ii) In case of applicant / bidder is legal entity / body corporates or Aggregator, in such cases the bidder shall have at least 50% of Land parcel (in acres) offered, Agreement to sale documents or Sale deeds or Consent letters signed by landowners / Farmers and verified by witness of the bidder employee authorized to witness by bidder entity for authorizing the bidder to allow procurement of said land by said bidder entity. The copy / format of Consent letters is available on Mahapreit web site. In case of Agricultural co – op society as bidder, the society shall submit duly passed and issued board resolution of managing body in that effect which will be examined with parent department of land owning authority / concerned district collector with respect to such regulations/ terms and conditions (along with Govt of Maharashtra land use policy for RE projects) of land grants to such Agriculture Co-op society before considering such proposal.

iii) The bidder shall have substantial experience in identifying the land parcels and had identified & acquired at least 400 Acres of Land Parcels from Govt. Department / Private Landowner/ Farmers for establishing preferably any RE/ solar/wind project However, this condition will not be applicable to farmers / Group of farmers / Agriculture co-op societies.

OR

Bidder’s one of the employee / Directors shall be experienced retired revenue officer from above the rank of Deputy Collector at the time of his retirement who has substantial experience in land acquisition and bidder’s one of the employee / Directors shall be from electrical engineering background.

iv) The bidder shall have an average financial turnover of Rs. 1.0 (One) Crore during preceding five years i.e., FY 2020-21, FY 2021-22, FY2022-23, FY2023-24 and FY 2024-25. In this case the agency shall submit a certificate of Chartered Account (CA). If the bidder is a Startup / MSME, the bidder shall be exempted from the requirement of "Bidder Turnover" criteria subject to their meeting of qualifying condition mentioned in 1 (iv). In case any bidder is seeking exemption from Turnover Criteria, the supporting documents to prove his eligibility for exemption must be submitted for evaluation. In case of farmers / Group of farmers / Agriculture co-op societies the qualification of financial turnover is waived.

v) The bidder shall have positive Net worth during the last FY 2024-25. CA Certificate shall be attached. In case of farmers / Group of farmers / Agriculture co-op societies the qualification of Positive Net worth is waived.

vi) The bidder should not be blacklisted by any Central or State Government or Public sector undertaking in India.

vii) The Bidder shall submit copies of PAN & Service Tax Registration. In case of farmers / Group of farmers / Agriculture co-op societies the PAN and Adhar card of individual applicants or applicants body's representatives / managing body members (at least 2 (Two) members) shall be submitted.

viii) **Exemption to Qualifying conditions: -** The above qualifying conditions at Clause no. 1 (iii to v) are exempted to farmer, group of farmers and Agriculture co-op societies.

2) **Availability of Land Parcel:-** The land parcels can be obtained from Farmers / Group of Farmer's / Agriculture co-op societies / Legal Entities / body corporates either on outright purchase or land lease rent basis or any other suitable terms as preferred by MAHAPREIT.

   i. **Land Parcel on Land Lease Rent Basis:-**

   As per GR of Energy Dept. GoM, dt. 08/05/2023, the land parcels can be obtained from Govt. Department / Revenue Land or Private land on lease rent. Copy of said GR is available on Mahapreit web site for ready reference.

   ii. **Land Parcel on Outright Purchase: -**

   a) The land parcels can also be obtained from the Govt department / Revenue land on outright Purchase on the ready reckoner rate as per procedure of land acquisition notified and approved by Govt of Maharashtra from time to time and prevailing norms, Rules and regulations in this regards.
   b) If the suitable land parcels of Govt. Department / Revenue land are not available, the land parcels can be obtained from the private land on outright purchase on the basis of the rate obtained against the Expression of Interest (EoI) as per procedure of land acquisition notified and approved by Govt of Maharashtra from time to time and prevailing Revenue department, Govt of Maharashtra norms, Rules and regulations in this regards.

3) **Land Lease Period: -** MAHAPREIT will acquire the land parcels on long lease period of 30 Years.

4) **Land Lease Rent: -** Govt. of Maharashtra has released GR dt. 08/05/2023 as amended from time to time.

5) **Payment of Land Lease Rent: -** MAHAPREIT will pay the land lease rent to the landowner on yearly basis from the date possession of the land and signing of land lease agreement.

6) **Conflict of Interest: -**

   i) The selected Firm / applicant should provide transparent, professional, objective, impartial service and hold MAHAPREIT's paramount with utmost integrity.
   ii) The selected Firm / applicant shall not deploy former contractual employees / contractual employees who have served MAHAPREIT.
   iii) The selected Firm shall not downstream or outsource any part of the scope of work from any agency or the advisors appointed by the MAHAPREIT or sublet the work assigned without Mahapreit prior approval in writing.

iv) Non-disclosure of such an association will lead to termination of Agency. In view of the conflict of Interest, the Professional Consultancy Services Firm, the bidder and its affiliates shall not engage in such consulting activities that conflict with the interest of the MAHAPREIT.

7) Terms and Conditions for EoI:-

I. The bidder has to submit Annexure I & II along with all relevant documents as mentioned in the annexures with offer.

II. MAHAPREIT reserves the right to reject the proposal / proposals for the land locations if not found suitable after carrying out primary assessment survey.

III. Any disputes or differences that may arises out of or in connection with this agreement, shall have exclusive jurisdiction of Mumbai Court.

IV. MAHAPREIT reserves the right to reject any or all proposals in part or full without assigning any reasons.

V. The date of submission of offer is 31/12/2025 up to 5 PM.

VI. **Consultation Fee / Brokerage Charges :-** The land acquisition charges of Rs. 18,000/- per acre will be paid to the successfully qualified land aggregator for the work of land acquisition.

VII. **Stamp Duty Charges :-** MAHAPREIT will bear the cost of Stamp duty as per Govt. norms and rules.

VIII. **Feasibility of the land parcels:-**

Following points will be considered for ascertaining the feasibility of the land parcels for RE projects:-

i. It should be free from all encumbrances and with legally clear titles.
ii. It should be barren, not so fertile and arid land and contour of land shall be flat & uniform as far as possible.
iii. It should be easily approachable from existing roads.
iv. It should be non-forest /deforested land and should be beyond 5.00 Km. limit of National Sanctuary, Tiger Project, Reserved Forest, etc.
v. It should be technically suitable & feasible for Solar Power Projects having adequate solar radiations.
vi. It should be free from obstructions and encroachments.
vii. The land parcels should preferably be in the periphery of max 10 KM of the GETCO or PGCIL (Power Grid Corporation of India Limited) High Voltage (HV) substations located in Maharashtra. However, this condition may be relaxed in suitable cases with respect to viability of projects is achieved with even with longer distance connectivity or on techno commercial grounds.
viii. The minimum size of the land parcel should be 400 Acres at single location for RE projects.
ix. The registered applicant agency and /or land aggregator / company/ legal entity will coordinate with District collectors, SDO, Tahsildars, Revenue Inspectors, Talati & local authorities for land acquisition in their jurisdiction.
x. The registered applicant agency shall submit a Preliminary Report to MAHAPREIT highlighting the details to ascertain the suitability of land parcels for the solar projects and other projects.
   - Major features of the Location of the Plot.
   - Copy of Survey of India TOPO Sheet showing the Location.
   - Monuments & Tombs and Archeological sites, if any falling in the Plot.

- Trees-Number &Type, Buildings & structures encountered in the Plot.
- Quarries, if any in the vicinity.
- Land under endowments, if any.
- Litigation and critical issues, if any.
- Water body, if any.

xi. **Pre- Feasibility Survey :-** If the bidder has conducted a feasibility survey for the proposed land parcel, please submit a Preliminary Report with your proposal. Alternatively, you may submit it at the later stage if you found to be qualified bidder. The format for preliminary survey report is attached herewith. This is only to ensure that the offered land parcels should not get rejected at later stage or not found suitable for the solar project.

8) Communications:-

8.1 All communications including the submission of Proposal should be addressed to: Chief General Manager (REEM),
B-501 Pinnacle Corporate Park, Next to Trade Center, BKC Bandra (East), Mumbai – 400051.

8.2 All communications, including the envelopes, should contain the following information, to be marked at the top in bold letters:
Name of the Project "EoI for empanelment of the farmers, group of farmers, legal entities, agriculture co-op society, body corporates, etc. for land acquisition on lease basis or outright purchase basis for various projects of MAHAPREIT through **"Land Aggregator Registration Procedure".**

9) Submission of Proposal:-

9.1 The bidder shall submit the Proposal in **ONLY IN HARD BOUND FORM** with all pages numbered serially and by giving an index of submissions. Each page of the submission shall be initialled by the Authorized Representative of the Applicant as per the terms of the EoI.

9.2 The Proposal will be sealed in an outer envelope which will bear the address of MAHAPREIT Authority, and the name and address of the Agency. It shall bear on top, the following:
"Do not open, except in presence of the Authorized Person of the Authority"
If the envelope is not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Proposal submitted and consequent losses, if any, suffered by the Applicant.

9.3 The completed Proposal must be delivered on or before the specified time on Proposal Due Date. Proposals submitted by fax, telegram or e-mail shall not be entertained.

10) Bid process and modality :-

a) The proposal will be evaluated on the basis of the qualifying conditions mentioned in this EoI.

b) **Cost of EoI document:-** The bidder has to pay Rs. 5000/- plus 18% GST as cost of EoI document through e-payment gateway. (RTGS / NEFT)

c) **Earnest Money Deposit (Refundable in case in case applicant found not qualified):-**
Rs. 10,000/- (Ten thousand) (Lump Sum) for farmers, group of farmers, Agriculture co-op societies and Rs. 50,000/ (Fifty thousand) (Lump Sum) for legal entity, body corporates.

d) **Processing fee for Qualified bidders (Non-Refundable):-**
Rs. 1,00,000 (Rs. one lakh) for minimum 400 acres of land at one location and incremental Rs. 25,000/- for every 100 acres or part thereof for only legal entity, and body corporates / aggregators. The processing fee for non-qualified bidders will be refunded to them.

e) **Security deposit:-** Security deposit at rate of 1% (One) of the land cost in the form of Performance Bank Guarantee (PBG) shall be payable at the time of lease deed / sale deed. The security deposit will be refunded after the completion of land acquisition process and signing of lease agreement.

f) **The Bank details are as follows:-**
   i) Name of Organization: - Mahatma Phule Renewable Energy and Infrastructure Technology Limited.
   ii) Name of Bank :- Bank of Maharashtra
   iii) Branch:- KALANAGAR BANDRA (E)
   iv) Account No:- 60436723381
   v) IFS Code :- MAHB0000164

g) The offer without cost of EoI document, earnest money deposit, processing fee shall not be considered for evaluation & shall be outrightly rejected.

11) Financial Offer:-

MAHAPREIT will obtain the financial offer (Price Quote) from the empaneled Agencies separately, after identification of land on a case-to-case basis.

Chief General Manager (REEM)
MAHAPREIT

Annexure - I

Information to be submitted by the bidder

S. N	Particulars	Information to submitted by the bidder	
1	Total quantity of land parcels offered by the bidder	________________ Acre	
2	Probable location of land parcels. (Bidder may specify the total list of lands offered by him against this EoI) **Note:- Document should be submitted for each land parcel separately.**	Name of Locations 1.___________ 2.___________ 3.___________ 4. __________	Qty of land in Acres
3	Options of land parcels offered by the bidder **(Please specify)** a) Outright purchase b) Land lease basis	a) ___________________ b) ___________________	
4	Following documents to be submitted by the bidder:- a) 7/12 abstracts of the land parcels along with the list of all survey numbers. b) Village Map with boundary marking of land mentioned with longitude & latitude. c) Pinned location of proposed land on Maharashtra map.	a) Yes / No b) Yes / No c) Yes / No	
5	Please specify any of the following options:- a) Whether land owned by the bidder? b) Whether consent letter is obtained from farmer? c) Whether MoU is done with farmers?	a) ___________________ b) ___________________ c) ___________________	
6	Whether prefeasibility study of the land is done by the bidder as per Clause no. 7, Sub-clause no. VIII (x) of EoI? If yes, please attach the report.	Yes / No	
7	Whether cost of EoI document is paid? **(please attached the receipt)**	Yes / No	
8	Whether Earnest Money Deposit (EMD) paid? **(please attached the receipt)**	Yes / No	
9	Whether processing fee paid? **(please attached the receipt)**	Yes / No	

Date:-

Signature of the bidder

Place:-

Name of the bidder

Seal of the bidder

Annexure - II

Qualifications Criteria Chart to be submitted by the bidder

S. N	Qualifications criteria	Information to submitted by the bidder
1	The bidder shall be any one of farmer / Group of farmers / legal entity / agriculture co-op societies / body corporates. **(Relevant document to be attached)**	____________________________
2	In case of applicant / bidder is legal entity / body corporates or Aggregator, in such cases the bidder shall have at least 50% of Land parcel (in acres) offered, Agreement to sale documents or Sale deeds or Consent letters signed by landowners / Farmers and verified by witness of the bidder employee authorized to witness by bidder entity for authorizing the bidder to allow procurement of said land by said bidder entity. The copy / format of Consent letters is available on Mahapreit web site. In case of Agricultural co – op society as bidder, the society shall submit duly passed and issued board resolution of managing body in that effect which will be examined with parent department of land owning authority / concerned district collector with respect to such regulations / terms and conditions (along with Govt of Maharashtra land use policy for RE projects) of land grants to such Agriculture Co-op society before considering such proposal.	____________________________
3	The bidder shall have substantial experience in identifying the land parcels and had identified & acquired at least 400 Acres of Land Parcels from Govt. Department / Private Landowner / Farmers for establishing preferably any RE / solar / wind project However, this condition will not be applicable to farmers / Group of farmers / Agriculture co-op societies. **OR** Bidder's one of the employee / Directors shall be experienced retired revenue officer from above the rank of Deputy Collector at the time of his retirement who has substantial experience in land acquisition and bidder's one of the employee / Directors shall be from electrical engineering background. **(Relevant document to be attached)**	____________________________
4	The bidder shall have an average financial turnover of Rs. 1.0 (One) Crore during preceding five years i.e., FY 2020-21, FY 2021-22, FY2022-23, FY2023-24 and FY 2024-25. In this case the agency shall submit a certificate of Chartered Account (CA). If the bidder is a Startup / MSME, the bidder shall be exempted from the requirement of "Bidder Turnover" criteria subject	____________________________

	to their meeting of qualifying condition mentioned in 1 (iv). In case any bidder is seeking exemption from Turnover Criteria, the supporting documents to prove his eligibility for exemption must be submitted for evaluation. In case of farmers / Group of farmers / Agriculture co-op societies the qualification of financial turnover is waived. **(Relevant document to be attached)**	
5	The bidder shall have positive Net worth during the last FY 2024-25. CA Certificate shall be attached. In case of farmers / Group of farmers / Agriculture co-op societies the qualification of Positive Net worth is waived. **(Relevant document to be attached)**	____________________________
6	The bidder should not be blacklisted by any Central or State Government or Public sector undertaking in India. **(Relevant document to be attached)**	______________________
7	The Bidder shall submit copies of PAN & Service Tax Registration. In case of farmers / Group of farmers / Agriculture co-op societies the PAN and Adhar card of individual applicants or applicants body's representatives / managing body members (at least 2 (Two) members) shall be submitted. **(Relevant document to be attached)**	
8	**Exemption to Qualifying conditions: -** The above qualifying conditions at Sr. no. 3 to 5 are exempted to farmer, group of farmers and Agriculture co-op societies.	

Date:-

Place:- Signature of the bidder

Name of the bidder

Seal of the bidder